

33-4

BK 6594 PG 224

WARRANTY DEED  
(JOINT TENANCY)

023813

TRANSFER  
TAX  
PAID

Robert L. Bongiovanni and Corrine Bongiovanni

of 1 Franklin Street, Waterville, ME 04901  
for consideration paid,

grant to Aaron D. Cole and Lynn E. Cole

of RR 2 Box 5350, Canaan, ME 04924

with WARRANTY COVENANTS, as JOINT TENANTS, the land in Waterville,  
Kennebec County, State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO  
AND MADE A PART HEREOF

Y-11679

Witness our hands and seals this 17th day of August, 2001.

Barbara M. Harvey

Robert L. Bongiovanni  
Robert L. Bongiovanni

To both

Corrine Bongiovanni  
Corrine Bongiovanni

THE STATE OF MAINE Kennebec ss. August 17, 2001

Then personally appeared the above named Robert L. Bongiovanni  
and Corrine Bongiovanni and acknowledged the foregoing instrument to  
be their free act and deed,

Before me, Barbara M. Harvey  
Notary Public  
Print Name: ~~Andrew M. Rollins~~ Barbara M. Harvey  
My Commission Expires: ~~07/20/04~~ 8/09/08

Aaron + Lynn Cole  
③ RR 2 Box 5350  
Canaan, ME 04924

BK 6594PG225

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, in the County of Kennebec, and State of Maine and bounded and described as follows, to wit:

Lot Numbered Five (5) according to a plan of lots known as Beverly Hills in Waterville, Maine, aforesaid, made by Harry E. Green, C.E., dated January 7, 1946, and recorded in the Kennebec County Registry of Deeds in Plan Book 15, at Page 3, to which reference is hereby made for a more particular description.

The above described parcel of land is conveyed subject to the following restrictions lettered A. to I. which will be binding upon the said grantee and all personal claiming or holding under or through said grantee, and said restrictions shall be deemed as covenants running with the title to said land;

(A) That said land shall be used only for residential purposes; and not more than one residence and the outbuildings thereof, such as a garage, shall occupy said land or any part thereof, at any one time, nor shall said lots be subdivided or so sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes;

(B) That no house for more than two families, and that no house costing less than Four Thousand Five Hundred (\$4,500.00) Dollars shall be built upon said lots; and that no building, or extension of such building, shall be erected or placed on any part of said land nearer to the street line which said building faces than twenty-five (25) feet;

(C) That said outbuildings, including garages, shall not be erected nearer to the street line upon which the house constructed or to be constructed on said lot shall face than the front part of the main building erected or to be erected on said lot or lots;

(D) That no placards or advertising signs other than such as relate to the sale or leasing of said lot or lots, shall be erected or maintained on said lot or any building thereon;

(E) That no fence or construction of any kind other than a dwelling house shall at any time be erected in any position to interfere with view from residences on adjoining lots;

(F) That no cows, horses, goats, swine, hens or dog kennels, shall at any time be kept or maintained on said lot or lots or in any building thereon;

(G) That if the owner of two or more contiguous lots desires to improve said lots as one lot, insofar as such contiguous lots are concerned, the foregoing covenants of restriction shall be construed as applying to a single lot;

(H) That no house or other building shall be erected or placed upon said land nearer to the lines of said land than six (6) feet, and in addition,

33-4

AK 6594 PG 226

the following shall be applicable to buildings erected or placed on lots numbered 5, 6, and 32;

(I) No houses, extensions thereto, outbuildings, including garages, or other buildings shall in any case be erected on lots numbered five (5) and six (6) nearer to the Sidney Road than twenty-five (25) feet; No house, extension thereto, outbuildings, including garages, or other outbuildings shall be erected on lot numbered thirty-two (32) nearer to both Franklin Street and Roland Street than twenty-five (25) feet. The restrictions in this paragraph shall not in any way affect those set forth in paragraphs lettered B and C.

Said lots are conveyed with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land and applicable to all lots hereafter to be sold by Charles Poulin on a Plan of lots known as Beverly Hills, in Waterville, Maine aforesaid, and for a violation of the terms hereof, or any of them, by the said Grantee, herein named, or any person or persons holding or claiming by, under or through the aforesaid grantee, the right is expressly reserved to the grantor, their heirs and assigns, or the owner of any lot or lots on said plan of lots known as Beverly Hills to proceed at law or in equity to compel compliance with the terms hereof. The grantors herein shall not be held responsible for the enforcement of the foregoing restrictions.

For source of title, reference may be had to deed from Joseph J. Michaud and Jean A. Michaud to Robert L. Bongiovanni and Corrine Bongiovanni dated September 12, 1980 and recorded in the Kennebec County Registry of Deeds in Book 2322 at Page 298.

RECEIVED KENNEBEC SS.

2001 AUG 20 AM 11:55

ATTEST: *Theresa Ruth Mann*  
REGISTER OF DEEDS